

# Planning Report

Thursday, March 10, 2016

## Ballantrae Woods PUD

### Case Summary

Agenda Item	2
Case Number	15-119FDP/FP
Proposal	Development and plat of 45 single-family housings units and 90 detached condominium units and all associated site improvements for an approximately 49.5 acre site.
Request	<p>Review and approval of a <u>final development plan</u> under the provisions of Code Section 153.050.</p> <p>Review and recommendation of approval to City Council for a <u>final plat</u> under the provisions of the Chapter 152, Subdivision Regulations.</p>
Site Location	East of Cosgray Road and north of the Conrail railroad tracks within the Ballantrae Woods Planned Unit Development District.
Owner	Schottenstein Homes
Applicant	Shawn Goodwin, American Structure Point
Case Manager	Devayani Puranik, Planner II   (614) 410-4662   <a href="mailto:dpuranik@dublin.oh.us">dpuranik@dublin.oh.us</a>
Planning Recommendation	<p><u>Approval of a Text Modification</u> Planning supports the minor text modification to permit the additional window and dormer styles except the large 9-square window and dot-motif dormers. The development text will be modified to include additional architectural window and dormer options.</p> <p><u>Approval of Final Development Plan with 5 Conditions</u> Planning recommends approval of the proposal because it complies with the final development plan criteria and the existing development standards with five conditions.</p> <ol style="list-style-type: none"><li>1) That the applicant work with staff to modify elevation C-8 of the condominium units for consistency with the architectural theme and meet</li></ol>

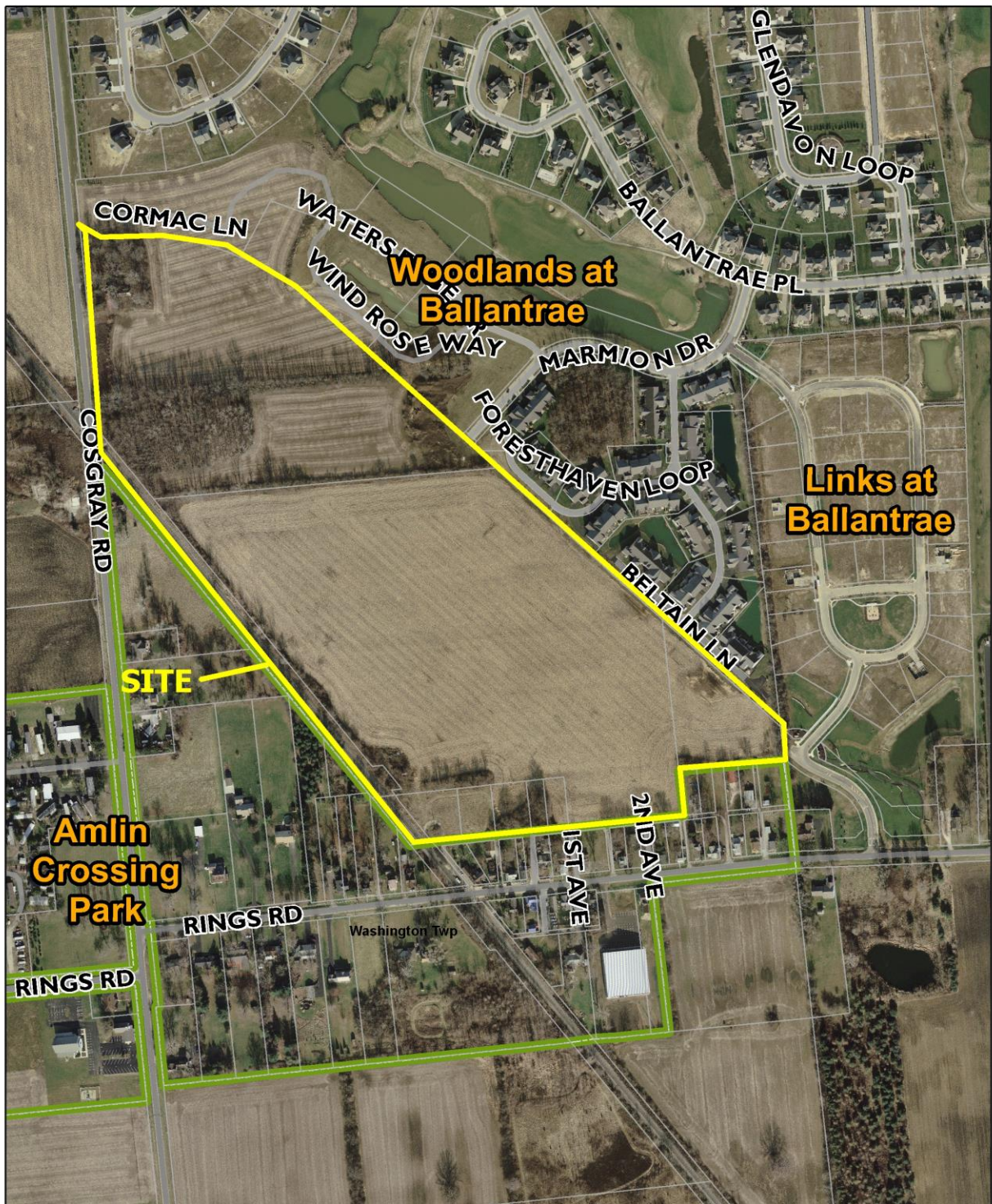
the requirement of building materials permitted by the approved development text;

- 2) That the applicant modify the side elevations for the condominium units to introduce additional design elements to avoid large blank surfaces and achieve four-sided architecture;
- 3) That the applicant enter into an infrastructure agreement with the City of Dublin to address the fee to be paid for off-site traffic impacts, prior to the recording of a plat for any portion of the site, to the satisfaction of the City Engineer;
- 4) That the applicant resolves discrepancies between the summary table, final plat, and development text for open space reserves and area numbers prior to City Council review for final plat; and,
- 5) That the applicant work with staff in all areas that require disturbances in the reserve areas to locate the amenities in the least impactful manner.

Approval of Final Plat with two Conditions

Planning recommends approval of the plat because it complies with the criteria and requests the following two conditions:

- 1) The applicant ensure that any minor technical adjustments to the plat, are made prior to City Council submittal; and,
- 2) That the applicant revise the plat and summary table to include "Reserve R" for landmark tree protection and reserve area numbers and ownership details per approved development text.



City of Dublin

15-119FDP/FP  
Final Development Plan/ Final Plat  
Ballantrae Woods PUD  
Cosgray Road

0 250 500  
Feet

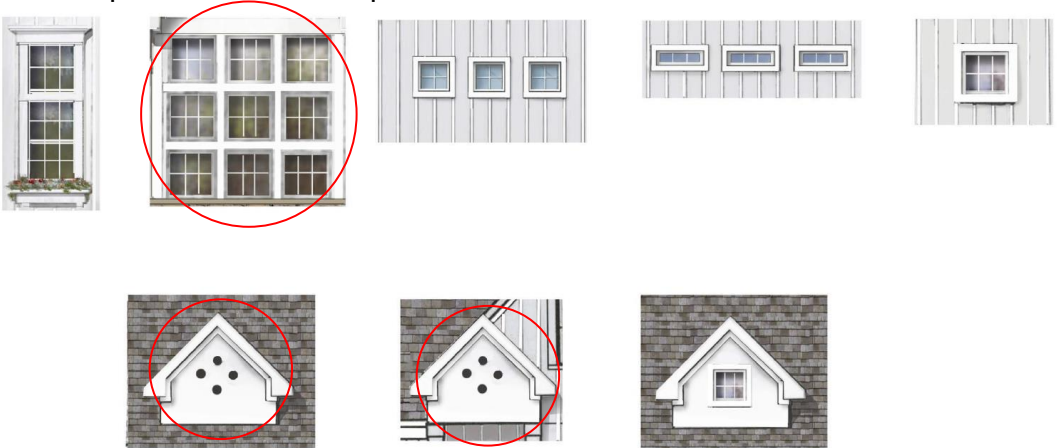




<b>Facts</b>	
Site Area	49.6-acre site
Zoning	PUD, Planned Unit Development District (Ballantrae Woods)
Surrounding Zoning and Uses	<p>North: PLR, Planned Low Density Residential District, Woodlands at Ballantrae; Attached condos</p> <p>South: Washington Township Zoning; Village of Amlin</p> <p>East: PUD, Planned Unit Development District, Links at Ballantrae; Single family homes</p> <p>West: R, Rural District; Railroad tracks and farmland</p>
Site Features	<ul style="list-style-type: none"> <li>• The site is vacant and is currently farmed.</li> <li>• The site includes a large mature tree cluster in the northern portion. There are also mature trees along the west property line and the railroad tracks. Landmark sized trees are also present on the property.</li> <li>• Parcels to the west and south are currently in Amlin, Washington Township. The character of the area is village residential with limited commercial uses along Rings Road.</li> <li>• CSX railroad tracks run along the west property line. These tracks are currently active.</li> </ul>
Site History	<p>On September 8, 2015, City Council approved proposed rezoning and preliminary plat. On July 9, 2015 the Planning and Zoning Commission recommended approval to City Council to rezone the site from R, Rural District, and PUD, Planned Unit Development District, to a PUD, Planned Unit Development District for the Ballantrae Woods development which included the approval of Preliminary Development Plan and Preliminary Plat for 45 fee-simple lots, 90 detached condominiums, 18-acres of open space and associated site improvements.</p>

<b>Details and Analysis</b>	
	<b>Minor Text Modification</b>
Proposal	Code Section 153.053(E)(2)(b)4 b permits the Commission to approve a modification to the development text and Zoning Code if they determine all appropriate provisions are satisfied.
Request	<p>The applicant has provided eight additional design elements, 3 dormer types and 5 window styles. These design elements will require a development text modification to be included in the text.</p> <p>The approved text requires that window styles must be single-hung with a grid pattern of either 4/4, 6/6 or 9/9. The applicant would like to expand this option to include a fixed window pane with a minimum of 2 grids creating a minimum of 3 faux lights.</p> <p>The additional dormer styles include one windowed dormer and two dormers with dot motifs (one roof dormer and one porch dormer).</p> <p>Planning is concerned that the large window addition and the two closed dormers</p>

Details and Analysis	Minor Text Modification
	<p>do not successfully integrate into the architectural theme of "Carpenter Gothic".</p> <p>The other proposed window modification provides consistency between approved design elements and the development text while providing flexibility for additional design elements for windows, and allows the residential units to have natural light in smaller areas of the home.</p>

Recommendation	Minor Text Modification
Approval with conditions	<p>Planning supports the minor text modification to permit the additional window and dormer styles except the large 9-square window and dot-motif dormers. The development text will be modified to include additional architectural window and dormer options with the exceptions shown outlined in red.</p> 

Details	Final Development Plan
Process	<p>The final development plan should conform with and provides a detailed refinement of the approved preliminary development plan. The final development plan includes all of the final details of the proposed development and is the final stage of the PUD process.</p>
Proposal	<p>This is a proposal for a residential development on a 49.6-acre site to include 45 single-family housings units and 90 detached condominium units.</p>
Layout	<p>The proposal includes total 135 residential units. The 45 units in the north section are single family fee simple ownership and the remainder are 90 detached condominium units.</p> <p>Approximately 18.2 acres of open space is within the setbacks of the adjacent roads, a central green area in Subarea B, and the buffer along the railroad tracks. A larger portion of the site in the northwest corner is heavily wooded and is incorporated into a reserve. A stormwater retention basin is proposed at the southern tip of the site.</p>

Details	Final Development Plan
	<p>Access is provided by a private and public roadway system that has three access points off Churchman Road. The site has 18.2 acres of open space and stormwater management for the site is provided by a wet retention basin located in the south corner of the site.</p>
Density	<p>The site is proposing a total of 135 dwelling units on a 49.6 acre site which has a density of 2.72 dwelling units. This density is consistent with the development text.</p>
Setbacks and Buffering	<p>The text requires a 100-foot buffer along the railroad tracks, with the exception of condominium lots 65 and 73 that are permitted a setback of 70 feet due to property boundary irregularities.</p> <p>A 100-foot setback is required along Churchman Road. Lots 1 and 3 are shown at a 45-foot setback as noted in the development text.</p> <p>Condominiums adjacent to single family homes and condominiums along the south boundary must maintain a 25-foot setback, while patios are required to maintain a minimum of 10 feet from single family homes and the southern property line.</p> <p>For single family homes, the required lot width is a minimum of 60 feet at the building line. Front and rear yard setbacks are 20 feet and the required side yard setback at 5 feet.</p> <p>For condominium units, the front yard setback is 14 feet for from the sidewalk or from the back of curb if there is no sidewalk. A minimum of 12 feet is required between homes and 45 feet is required between the backs of homes, exclusive of patios. Sides of homes adjacent to the rear of a home are required to be 25 feet.</p> <p>All development standards meet the development text as shown in the plans.</p>
Traffic and Access	<p>The site is immediately west of Churchman Road. Ballantrae Woods will have three access points along Churchman Road, two of which will align with streets to the east. The private drives provide access to the condominium units and public roads will serve the single-family lots. These roadway systems will converge at the intersection of Ballantrae Woods Drive and Inchcape Lane and the transition of unit types and street system will be indicated by an entrance sign to the condominium units stating "The Cottages At Ballantrae Woods". The street signs also differ in character and color to identify public road and private streets.</p> <p>The applicant has completed a traffic impact study that modeled the anticipated traffic generated by this development and analyzed that impact to the transportation network. This study was reviewed by both the City of Dublin and the Franklin County Engineer. To adequately mitigate the impacts to offsite intersections the applicant will be required to enter into an infrastructure agreement with the City of Dublin. The applicant will be making a monetary donation to future infrastructure project by means of this agreement. This agreement shall be completed and executed prior to the recording of a plat for any</p>

Details	Final Development Plan
	portion of this site.
Parking	<p>All of the units in both phases of the development will have attached garages and driveways that will provide on-site parking for the residents.</p> <p>In addition to garage parking, there are additional parallel parking areas to supplement the on-site parking and provide a total of 26 additional parking spaces. These areas are evenly distributed throughout the site without resulting in an abundance of pavement areas.</p>
Connectivity	<p>All internal streets and drives have sidewalks that provide safe pedestrian movement throughout the site. Sidewalks will be provided on both sides of the street in the single-family residential units and on one side of the private drive in the condominium units. The site, as a whole, will have connectivity to adjacent properties through an eight-and-a-half foot shared-use path that runs along the west buffer providing connectivity to south to Franklin County right-of-way to the south connecting to Amlin. The shared-use path also connects to a five-foot concrete sidewalk that continues north along Cosgray Road and east along Churchman Road. This multi-use path successfully connects the condominium units to the single-family units, as well connects to adjacent public road ways. The path also extends into a Tree Preservation Zone. The applicant should work with staff to locate the path in a location that is least impactful to the vegetation.</p>
Architecture	<p>The architecture is reminiscent of traditional architectural styles from the turn of the century and includes small setbacks and front porches that emphasis neighborhood interaction and walkability.</p> <p>The single-family residential units contain a total of three primary elevations with varying front facades including choices of building materials, designed elements, and two or three car garages. The text requires four-sided architecture and the primary building materials are horizontal fibrous cement siding, horizontal lap siding, board and batten siding, and cultural stone. Covered porches and stoops are required on all houses and all porches are required columns with minimum size requirements. Elevations for the single family homes will be reviewed for adherence to the development text with the building permit.</p> <p>The condominium units have a total of eight perspective elevations that have a cottage theme and include high pitched roofs, dormers, and detailed window trim. All units are required four-sided architecture and permit the same primary building materials as the single-family residential units. Design elements include a door that is at least 17 square feet in area, windows with minimum requirements for trim, chimneys, decorative gable vents, porches, or other appropriate design features for the approved architecture. The color palette is 2015 James Hardie Artic White or colors approved by staff.</p> <p>Patios are permitted and can be a maximum width not to exceed the width of the house and extend 15 feet from the rear of the house. Screening of the patio is</p>

Details	Final Development Plan
	<p>permitted to be six feet in height with a white wood fence. Decks are not permitted.</p> <p>The applicant has added an eighth elevation that has a prominent wall of glass not consistent with architectural theme and development text. Planning is recommending that this elevation be modified to be better integrate with the required architectural theme.</p>  <p>Staff is concerned that the architectural detailing on some side elevation is lacking. While the units will be 12 feet apart, there are large blank surfaces shown on the submitted elevations. The applicant should work with staff to introduce additional design elements to break the monotony for four sided architecture requirement.</p>
Signs and Entry Features	<p>The site has a stone monolith entryfeature that states “The Cottages at Ballantrae Woods” which is proposed at two locations for the condominium development. The primary identification sign will be located at the southern entrance of the development, along Churchman Road. The second identification sign will be located along an internal drive, Ballantrae Woods Drive, which separates the single family homes from the condominium units. The site will also include limestone monoliths in two additional areas of the site. There are two limestone monoliths that are designed as architectural features and do not include text and are located along the two access points along Churchman Road in the single-family, residential portion of the neighborhood.</p>
Landscaping/Tree Preservation/Open Space	<p>This proposal will preserve about approximately eighty percent of the trees, including 17 landmark trees. Reserve A will preserve an acre of trees at the corner of Churchman and Cosgray Roads. A larger 3-acre section of woods will be preserved in Reserve B adjacent to the single family homes. A new path through these woods will connect all users within this subdivision to this amenity. The total number of inches to be removed and replaced is 1,485. The applicant is replacing all of the protected trees on the site on an inch-for-inch basis in compliance with Code. Many replacement trees will be used to reinforce the buffer for both the single family and condominium homes sites adjacent to the railroad tracks. These trees will be planted on a new 6-8 foot tall mound.</p>



Details	Final Development Plan
	<p>Two significant landmark trees, a 56-inch Silver Maple and a 62-inch Red Oak, will be preserved within the condominium portion adjacent to Amlin as per the preliminary development plan (Reserve R).</p> <p>The summary table on cover sheet of the submission and final plat have discrepancies for reserves and open space area numbers. The applicant should comply with the development text requirements of open space reserves and ownership details and should revise the table prior to City Council review for final plat.</p>
Stormwater Management	<p>Stormwater management is provided by a single retention basin located in the east corner of the site and the installation of adequate storm sewer and storm structures. This is the lowest grade of the site and is appropriate for the location of the basin. A master stormwater report has been submitted that demonstrates compliance with the stormwater code.</p> <p>The stormwater basin is located within a reserve that will be owned and maintained by the City of Dublin.</p>
Utilities, Lighting and Grading	<p>Water – Access to public water for domestic and fire protection service is provided by the construction of new public and private water mains and hydrants that will connect to the water main constructed with Churchman Road Section 1. The water system provided to the condominium section of the project is a private system that will be master metered.</p> <p>Sanitary Sewer – Sanitary sewer will be provided by the construction of new sanitary sewer main, services and structures. This will connect into an existing sanitary sewer main located on the south side of Churchman Road.</p> <p>Grading – Appropriate grading is proposed such that overland flow of stormwater can occur.</p>

Analysis	Final Development Plan
Process	<p>Section 153.050 of the Zoning Code identifies criteria for the review and approval for an amended final development plan. Following is an analysis by Planning based on those criteria.</p>
<p>1) Consistency with the approved preliminary development plan.</p> <p>Conditions 1</p>	<p><b>Criterion met with condition.</b> The final development plan meets all requirements of the approved preliminary development plan with the exception of the most recent elevation, eight elevation (C-8 in architectural renderings), of the condominium units. The unit primary contains a “glass wall” that when applied to this unit uses glass as a primary building material. The text allows horizontal fibrous cement siding, horizontal lap siding, board and batten siding and cultural stone as primary building materials. The text does not permit glass a permitted building material therefore the applicant should work with staff to modify the</p>

Analysis	Final Development Plan
and 2	<p>elevation for consistency with the "Carpenter Gothic" architectural theme.</p> <p>The applicant should also modify the side elevation for condominium units to introduce design elements to break the large blank surfaces.</p>
<p>2) Traffic and pedestrian safety</p> <p>Condition 3</p>	<p><b>Criterion met with condition.</b> To adequately mitigate the impacts to offsite intersections the applicant will be required to enter into an infrastructure agreement with the City of Dublin. The applicant will be making a monetary donation to future infrastructure project by means of this agreement. This agreement shall be completed and executed prior to the recording of a plat for any portion of this site.</p>
<p>3) Adequate public services and open space</p> <p>Condition 4</p>	<p><b>Criterion met.</b> The applicant is dedicating 18.2 acres of open space that is located amongst ten reserves. The open space is dedicated for a variety of purposes including open space along roadways, the railroad tracks, entry features, buffers, and accommodating the condominium units. The reserves will be owned and maintained by a variety of entities including ownership between either the City of Dublin, Home Owners Association, or the Condominium Association. The maintenance will be the responsibility of either the Master Owners Association or the City of Dublin. There is a central open space area located within the condominium units that provide recreational space for the residence. This open space includes benches and a pavilion to encourage social gathering and activity.</p> <p>The discrepancies between the summary table, final plat, and development text for open space reserves and area numbers should be resolved prior to City Council review for final plat.</p>
<p>4) Protection of natural features and resources</p> <p>Condition 5</p>	<p><b>Criterion met with condition.</b> The applicant has designed the site to preserve significant areas of vegetation and important natural features such as landmark trees. The applicant has created several areas that are determined as "Tree Preservation Zone" that will enhance the protection of these trees and minimize any impacts to them. There are areas of conflict between the Tree Protection Zone and amenities including the multi-use path and sanitary lines along the railroad tracks.</p> <p>To minimize the impacts of these conflict areas, the applicant should work with staff in all areas that require disturbances in the reserve areas to locate the amenities in the least impactful manner.</p>
<p>5) Adequacy of lighting</p>	<p><b>Criterion met.</b> The applicant is proposing street oriented light poles in the condominium units.</p>

Analysis	Final Development Plan
6) Signs consistent with preliminary development plan	<b>Criterion met.</b> All development signs and landscape features are consistent with the Preliminary Development Plan and the existing features found throughout the Ballantrae development. The signs and landscape features are all limestone monoliths and include two signs that identify the condominium units and two landscape features that are prominent along the roadways.
7) Appropriate landscaping to enhance, buffer, & soften the building and site	<b>Criterion met.</b> The applicant has proposed landscape buffers and setback requirements to orient development to the interior of the site and provide landscape buffers along the perimeters of the site. These landscape buffers are important not only to soften the visibility into the site, but also to buffer the residents from adjacent conditions including the existing railroad tracks. Based on the importance of these buffers, Planning is requesting that the proposed landscaping be implemented in the early stages of the development.
8) Compliant Stormwater management	<b>Criterion met.</b> The stormwater management plan has been reviewed by Engineering and has been found to be in compliant with necessary requirements.
9) All phases comply with the previous criteria.	<b>Criterion met.</b> The final development plan has a phasing plan that indicates a total of three phases of the subdivision. Phase one is the single-family residential units and the northern phase of the condominium units. Phase two is the southern portion of the condominium units and phase three is the eastern portion of the condominium units.
10) Compliance with other laws & regulations.	<b>Criterion met.</b> The final development plan meets all other laws and regulations including local fire code provisions, state requirements for the American Disability Act and all other pertinent requirements.

Recommendation	Final Development Plan
Approval	In Planning's analysis, the proposal complies with the final development plan criteria and the existing development standards. Planning recommends approval of this request with four conditions.
Conditions	<ol style="list-style-type: none"> <li>1) That the applicant work with staff to modify elevation C-8 of the condominium units for consistency with the architectural theme and meet the requirement of building materials permitted by the approved development text;</li> <li>2) That the applicant modify the side elevations for the condominium units to introduce additional design elements to avoid large blank surfaces and achieve four-sided architecture;</li> <li>3) That the applicant enter into an infrastructure agreement with the City of Dublin to address the fee to be paid for off-site traffic impacts, prior to the</li> </ol>

Recommendation	Final Development Plan
	<p>recording of a plat for any portion of the site, to the satisfaction of the City Engineer;</p> <p>4) That the applicant resolves discrepancies between the summary table, final plat, and development text for open space reserves and area numbers prior to City Council review for final plat; and,</p> <p>5) That the applicant work with staff in all areas that require disturbances in the reserve areas to locate the amenities in the least impactful manner.</p>

Details	Final Plat
Process	<p>The purpose of the final plat is to assure conformance with the requirements set forth in Sections 152.085 through 152.095 of the Code, exclusive of other standards in the Code.</p>
Plat Overview	<p>The proposed final plat subdivides 49.5 acres of land into 45 single-family lots and 22.49 acres of open space. The purpose of the plat is to dedicate the public roadway system, the single-family residential lots, and the reserve areas.</p>
Open Space	<p>The plat contains a total of ten reserves that have been labeled A through F and L, P, and Q. The reserves include open space along the roadways, railroad tracks, common space for entry features and reserves associated with the condominium units. There is also a large central green space that is located in the condominium section that is centrally located to create an accommodating space for social activity and gatherings. The space will include park benches and a pavilion as part of its features for residents.</p> <p>The “reserve r” for land mark tree protection is not shown on final plat. This area needs to be shown on the plat with corrections for area numbers on the summary table.</p>
Streets	<p>The street system is a combination of public roads and private drives. The public road is contained within the single-family residential units. It has two points of contact on Cosgray Road and is a single road that curves around a large Tree Protection Zone. A private drive system is located within the condominium units and consists of six internal drives that provide to the units. The public drive will be dedicated as part of the platting process, as well as the reserves.</p>

Analysis	Final Plat
Process	<p>Following a recommendation by the Commission, the final plat will be forwarded to City Council for final action. The plat can be recorded after City Council approval. After approval the applicant can proceed with the building permit process.</p>



Analysis	Final Plat
1) Plat Information and Construction Requirements Condition 1	<p><b>Criterion met.</b> The plat lists all required development standards for single family and condominium units as well as open spaces.</p> <p>A continuous building line should be shown for building setback at 20-feet as required by development text.</p>
2) Street, Sidewalk, and Bikepath Standards	<p><b>Criterion met.</b> The plat has street design, sidewalk and bikepath connections that meet the standard of the City of Dublin and the Washington Township Fire Department.</p>
3) Utilities	<p><b>Criterion met.</b> The site has access to public water and sewer services and will provide adequate utility service for the residential community.</p>
4) Open Space Requirements Condition 2	<p><b>Criterion met.</b> The applicant is dedicating 18.2 acres of open space that is located amongst ten reserves. The open space is dedicated for a variety of purposes including open space along roadways, the railroad tracks, entry features, buffers, and accommodating the condominium units. The reserves will be owned and maintained by a variety of entities including ownership between either the City of Dublin, Homeowners Association, or the Condominium Association. The maintenance will be the responsibility of either the Master Owners Association or the City of Dublin.</p> <p>The “reserve r” for land mark tree protection is not shown on final plat. This area needs to be shown on the plat with corrections for area numbers on the summary table.</p>

Recommendation	Final Plat
Summary	<p>This proposal complies with the final plat review criteria and approval of this request is recommended with one condition.</p>
Conditions	<ol style="list-style-type: none"> <li>1) That the applicant ensure that any minor technical adjustments to the plat, are made prior to City Council submittal.</li> <li>2) That the applicant revises the plat and summary table to include “Reserve R” for landmark tree protection and reserve area numbers and ownership details per approved development text.</li> </ol>

## **FINAL DEVELOPMENT PLAN REVIEW CRITERIA**

### Review Criteria

In accordance with Section 153.055(B) Plan Approval Criteria, the Code sets out the following criteria of approval for a final development plan:

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and open spaces;
- 4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this Code;
- 5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
- 6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- 7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
- 8) Adequate provision is made for storm drainage within and through the site feeding into regional stormwater basin which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;
- 9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage; and
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.

## FINAL PLAT REVIEW CRITERIA

The Zoning Code does not contain specific criteria to guide the review of plats. Planning bases the evaluation on the conformance of the plat with the requirements set forth in Chapter 152: *Subdivision Regulations* of the Code, which are summarized below:

- The proposed final plat document includes all the required technical information.
- Construction will be bonded and completed in an appropriate time frame, inspections will be conducted by the City in accordance with Engineering standards for improvements, and maintenance will be completed as necessary.
- The proposed lots, street widths, grades, curvatures, intersections, and signs comply with the standards set forth in these Code sections.
- The proposal includes provisions for water, storm drainage, sanitary sewer, electric, telephone, and cable supplies in accordance with approved standards.
- The proposed development complies with the open space and recreation facility requirements or payment into the Parkland Acquisition Fund is made in lieu of dedication.

In addition, the Planning and Zoning Commission is to determine that the final layout and details of the final plat comply with the approved preliminary plat. The Commission is to consider several factors in making its recommendation:

- 1) The final plat conforms with the approved preliminary plat;
- 2) The plat conforms to the adopted Thoroughfare Plan and meets all applicable parkland dedication and open space requirements; and
- 3) The final plat conforms to the subdivision and zoning regulations, municipal stormwater regulations, and other applicable requirements.